

Type 1

Fire Risk Assessment

Date of Assessment
20 January 2025

Date Issued to Client
24 January 2025

Recommended Reassessment Date
24 January 2026

Property Assessed

25, 2-7, Claremont Road, London, W9 3DZ

UPRN

CLAM0025

Property Classification

Level 1

Property Designation

HMO (House in Multiple Occupation)

Risk Rating

Substantial



Client Organisation

Sovereign Network Group

Responsible Person (RP)

Sovereign Network Homes

Responsible Person's Address

The Hive, 22 Wembley Park Boulevard, Wembley
HA9 0HP

Fire Risk Assessment Company

Savills (UK) Ltd

Assessment Completed by

Paul Simpson

Assessment Checked by

Paul Charlwood

Assessment Approved by

John Herbison

Document Download Date
24 January 2025

Document Version
FRA at hand-in



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1. Executive Summary

1.1 Compliance and Risk Record

Following this fire risk assessment, it is considered that the risk to life from fire at these premises is:

		CONSEQUENCE ▼		
		Slight Harm	Moderate Harm	Extreme Harm
LIKELIHOOD ▶	Low	Trivial risk	Tolerable risk	Moderate risk
	Medium	Tolerable risk	Moderate risk	Substantial risk
	High	Moderate risk	Substantial risk	Intolerable risk

On satisfactory completion of all remedial works the risk rating of this property may be reduced to: **TOLERABLE RISK**

1.2 Risk Level Definitions

In this context, a definition of the above terms is as follows:

Likelihood: Medium

Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

Consequence: Extreme Harm

Significant potential for serious injury or death of one or more occupants.

Current Risk Rating: Substantial

Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.

Potential Risk Rating: Tolerable

No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Recommended evacuation strategy for this property	Simultaneous Evacuation
Notes	The premises is a conversion with an unknown standard of compartmentation. The current Simultaneous Evacuation strategy is considered appropriate.

1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	1	1
A	0	3	3
B	0	5	5
C	3	3	6
R	1	2	3
Man1	0	5	5
Man2	0	9	9
Man3	0	0	0
ManR	0	0	0
Totals	4	28	32

Note: See section 3.3 for the timescales associated with each priority in the table above.

1.5 Fire Safety Systems Inventory


Assets	
Disabled evacuation aids	No
Emergency lighting	Yes
Evacuation alert system	No
Extinguishers	Not Applicable
Fire alarm system	Yes
Fire blankets	No
Fire mains	No
Hose reels	No
Lifts for fire safety uses	No
Lightning protection	Not Applicable
Smoke control system	Not Applicable
Sprinkler system	No

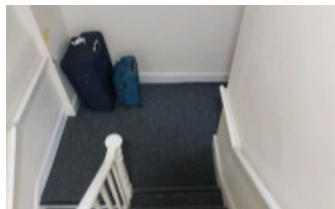



2. Action Plan


2.1 Recommendations from this Assessment

Details	Comments / Recommendations	
<p>Question: P.2</p> <p>Section: Means of Giving Warning in Case of Fire</p> <p>Action ID: 1543052</p> <p>Quantity: Known (N/A); Potential (N/A)</p> <p>Priority: U</p>	<p>Comments: The fire detection/alarm panel was showing a fault indicator light and a detector head has been removed from the top floor landing.</p> <p>Recommendations: As the building has a Simultaneous Evacuation policy the fault light showing on the fire alarm panel should be checked and cleared by the fire alarm service engineer as a matter of urgency. This has been reported to FRA Operations from site as an urgent action. A contact number should be displayed for residents to report any Fire alarm defects/faults.</p> <p>Due date: 25/01/2025</p> <p>Client status: Unassigned</p>	
<p>Question: C.3</p> <p>Section: Arson</p> <p>Action ID: 1543030</p> <p>Quantity: Known (1); Potential (1)</p> <p>Priority: Man1</p>	<p>Comments: There was unnecessary fire load noted close to the building at the time of inspection. An old fridge, E-bikes and a motorcycle were stored in the rear garden next to the house. There is no rear exit from the garden assumed that these vehicles are taken through the property.</p> <p>Recommendations: The fridge, E-bikes and a motorcycle stored in the rear garden next to the house should be moved a safe distance away from the building.</p> <p>Due date: 24/02/2025</p> <p>Client status: Unassigned</p>	
<p>Question: G.1</p> <p>Section: House-Keeping</p> <p>Action ID: 1543050</p> <p>Quantity: Known (N/A); Potential (N/A)</p> <p>Priority: Man1</p>	<p>Comments: The common area shows no evidence of regular cleaning.</p> <p>Recommendations: Arrangements should be put in place to ensure the common area is regularly cleaned to prevent the build up of combustible items.</p> <p>Due date: 24/02/2025</p> <p>Client status: Unassigned</p>	


Details	Comments / Recommendations	
Question: G.2 Section: House-Keeping Action ID: 1543027 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: Combustible items were noted close to an ignition source. Suitcases noted stored in the hot water cylinder cupboard.. This issue should be dealt with as soon as possible. Recommendations: All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked. Due date: 24/02/2025 Client status: Unassigned	


Details	Comments / Recommendations	
Question: G.3 Section: House-Keeping Action ID: 1543028 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: There were combustible items or waste materials in the escape routes. Suitcases noted on the stair landing, shoes on escape routes.. Given the type and/or substantial quantity involved these should be cleared as soon as possible. Recommendations: The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear. Due date: 24/02/2025 Client status: Unassigned	


Details	Comments / Recommendations	
Question: N.2 Section: Emergency Lighting Action ID: 1543035 Quantity: Known (N/A); Potential (N/A) Priority: Man1	Comments: Some of the emergency lighting units did not appear to have a visible charging indicator. Light unit on the first floor landing. Recommendations: The emergency lighting system should be checked by the maintenance engineer to confirm that it is serviceable. Due date: 24/02/2025 Client status: Unassigned	


Details	Comments / Recommendations	
Question: M.5 Section: Common Area Fire Doors Action ID: 1543032 Quantity: Known (1); Potential (1) Priority: A	Comments: Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The lounge door did not close fully into the frame. Recommendations: The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted. Due date: 24/04/2025 Client status: Unassigned	



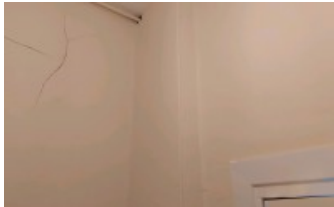
Details	Comments / Recommendations	
Question: M.9 Section: Common Area Fire Doors Action ID: 1543034 Quantity: Known (1); Potential (1) Priority: A	Comments: The following common fire door issues were noted at the time of inspection:- The boiler cupboard has a vent in the door. Recommendations: The vent should be sealed with 30 minutes fire rated material. Due date: 24/04/2025 Client status: Unassigned	


Details	Comments / Recommendations	
Question: P.2 Section: Means of Giving Warning in Case of Fire Action ID: 1543037 Quantity: Known (1); Potential (1) Priority: A	Comments: The fire detection/alarm panel was showing a fault indicator light and a detector head has been removed from the top floor landing. Recommendations: The damage noted to the common fire detection/alarm system equipment in this Stay Put building should be repaired by a competent fire alarm engineer as soon as possible. Due date: 24/04/2025 Client status: Unassigned	


Details	Comments / Recommendations	
Question: A.2 Section: Electrical Ignition Sources Action ID: 1543025 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- 28/6/2016 Recommendations: It should be confirmed/ensured that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671 (as amended). Due date: 24/04/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: M.8 Section: Common Area Fire Doors Action ID: 1543033 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: Common area fire doors were noted to be wedged open or otherwise obstructed at the time of inspection. Lounge door. The wedges/obstructions were removed at the time of inspection. Recommendations: All staff and/or residents should be informed/reminded that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed. Due date: 24/04/2025 Client status: Unassigned	



Details	Comments / Recommendations	
Question: Q.2 Section: Limiting Fire Spread Action ID: 1543039 Quantity: Known (0); Potential (1) Priority: Man2	Comments: There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection. Recommendations: A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc. Due date: 24/04/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: T.11 Section: Procedures and Arrangements Action ID: 1543044 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: It is not known if routine fire safety checks are being carried out. Recommendations: It should be confirmed/ensured that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database. Due date: 24/04/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: U.4 Section: Training and Drills Action ID: 1543045 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: There was no information available to confirm that fire drills are carried out at appropriate intervals. Recommendations: It should be confirmed/ensured that fire drills are carried out at intervals considered appropriate for the building and occupancy type. Due date: 24/04/2025 Client status: Unassigned	

Details	Comments / Recommendations	
Question: W.1 Section: Records Action ID: 1543046 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No logbook was available at the time of inspection, either in paper or online digital format. Recommendations: It should be confirmed/ensured that a fire safety logbook is provided, in either paper or online digital format, to enable recording (as required) of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc. Due date: 24/04/2025 Client status: Unassigned	



Details	Comments / Recommendations
Question: W.2 Section: Records Action ID: 1543047 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No records of fire drills were available at the time of inspection. Recommendations: It should be confirmed/ensured that full records of all fire drills are entered in the on-site or online fire logbook. Details recorded should include date and time, staff and resident numbers, evacuation time and any issues identified etc. Due date: 24/04/2025 Client status: Unassigned


Details	Comments / Recommendations
Question: W.4 Section: Records Action ID: 1543048 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: No up to date records of routine in-house fire safety checks were available on-site at the time of inspection. Recommendations: It should be confirmed/ensured that records of routine fire safety checks are kept in the fire safety logbook (on-site or online). Due date: 24/04/2025 Client status: Unassigned


Details	Comments / Recommendations
Question: X.4 Section: Electrical Services Action ID: 1543049 Quantity: Known (N/A); Potential (N/A) Priority: Man2	Comments: E-bikes was being stored in the rear garden next to the property. It is assumed that they are charged from the house as there was no external charging point. Recommendations: Appropriate arrangements should be put in place for the storage and charging of e-bikes and e-scooters. The NFCC position statement 'E-bikes and e-scooters fire safety guidance' gives advice on this. Due date: 24/04/2025 Client status: Unassigned




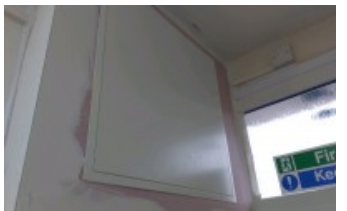
Details	Comments / Recommendations
Question: E.4 Section: Cooking Action ID: 1543026 Quantity: Known (1); Potential (1) Priority: B	Comments: No fire blanket is provided in the common kitchen. Recommendations: A fire blanket should be provided in the kitchen. Due date: 24/01/2026 Client status: Unassigned



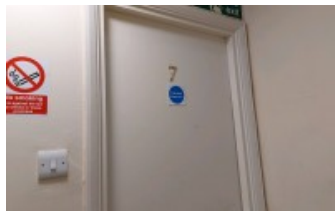
Details	Comments / Recommendations	
Question: G.4 Section: House-Keeping Action ID: 1543029 Quantity: Known (1); Potential (1) Priority: B	Comments: The defective floor/stair coverings to the escape route are a trip hazard. Stair carpet on the first floor is loose and the nosing cap is missing. Recommendations: The defective floor/stair coverings to the escape route should be repaired/replaced as required. Due date: 24/01/2026 Client status: Unassigned	


Details	Comments / Recommendations	
Question: O.4 Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 1543036 Quantity: Known (1); Potential (1) Priority: B	Comments: 'Turn to Open' signage indicating the turn direction of the lock has not been provided to the fire exit door. Recommendations: 'Turn to Open' signage indicating the turn direction of the lock should be provided to the fire exit doors fitted with thumb turn devices as noted. Due date: 24/01/2026 Client status: Unassigned	

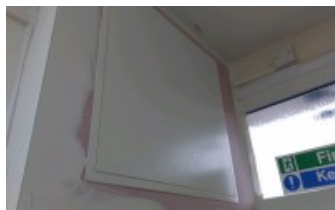
Details	Comments / Recommendations	
Question: P.9 Section: Means of Giving Warning in Case of Fire Action ID: 1543038 Quantity: Known (1); Potential (1) Priority: B	Comments: The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off. Recommendations: An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons. Due date: 24/01/2026 Client status: Unassigned	

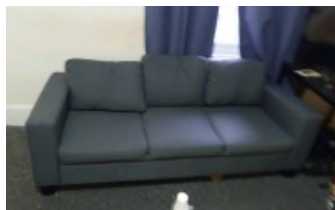
Details	Comments / Recommendations	
Question: Q.7 Section: Limiting Fire Spread Action ID: 1543040 Quantity: Known (1); Potential (1) Priority: B	Comments: The electrical intake cupboard is considered to be adequately fire resisting but has not been provided with a suitable locking device and is therefore unsecured. Recommendations: The enclosure to the electrical cupboard should be fitted with a suitable locking device and kept locked shut. Due date: 24/01/2026 Client status: Unassigned	



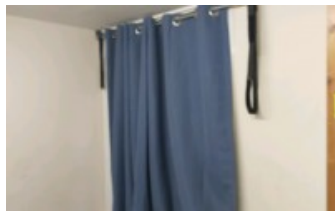
Details	Comments / Recommendations	
Question: L.7 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1543051 Quantity: Known (1); Potential (1) Priority: C	Comments: No intumescent strips were fitted to sampled Room 7 door. Intumescent strips and cold smoke seal provided to sampled room 2 & 4. No access to other residents' rooms. Recommendations: Intumescent strips and smoke seals should be fitted to the doors as noted. Room 7. Due date: 24/07/2026 Client status: Unassigned	

Details	Comments / Recommendations	
Question: M.2 Section: Common Area Fire Doors Action ID: 1543031 Quantity: Known (1); Potential (1) Priority: C	Comments: Excessive gaps were noted around the sides of the common area fire doors which will not resist the passage of cold smoke. Door from the lounge to the dinning room perimeter gaps of 8mm. Recommendations: The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 4mm. Due date: 24/07/2026 Client status: Unassigned	


Details	Comments / Recommendations	
Question: O.2 Section: Fire Safety Signs, Notices, Plans and Information to Residents Action ID: 1543041 Quantity: Known (1); Potential (1) Priority: C	Comments: Fire door signage is missing to the electrical intake cupboard. 'Fire door keep locked' required. Recommendations: Provide 'Fire door keep locked' signage to the electrical cupboard fire doors as noted. Due date: 24/07/2026 Client status: Unassigned	


Details	Comments / Recommendations	
Question: Q.11 Section: Limiting Fire Spread Action ID: 1543042 Quantity: Known (3); Potential (3) Priority: R	Comments: There were no labels seen on the soft furnishings sampled in the common areas. Sofa's in the lounge. Recommendations: The unlabelled soft furnishings in the common areas should be replaced with furniture conforming with BS 7176 for medium hazard premises (unless it is confirmed that the existing items already conform with this standard). Due date: Unlimited Client status: Unassigned	




Details	Comments / Recommendations	
Question: Q.12 Section: Limiting Fire Spread Action ID: 1543043 Quantity: Known (3); Potential (3) Priority: R	<p>Comments: No information was available to confirm the suitability and compliance of the curtains and drapes with BS 5867-2. in the lounge area.</p> <p>Recommendations: The curtains/drapes as noted should be replaced with those which comply with BS 5867-2 Type B, labelled accordingly, (unless it can be confirmed by certification that they are already compliant).</p> <p>Due date: Unlimited Client status: Unassigned</p>	


2.2 Recommendations from Previous Assessments

Details	Comments / Recommendations	
Question: L.2 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1335503 Quantity: Known (3); Potential (3) Priority: C	<p>Comments: Excessive perimeter gaps were to some residents' room doors which will not resist the passage of cold smoke. (Room 2, 4 & 5).</p> <p>Recommendations: The resident room doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 3mm - (Room 2, 4 & 5).</p> <p>Due date: 22/08/2025 Client status: In progress</p>	

Details	Comments / Recommendations	
Question: L.7 Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 1335504 Quantity: Known (1); Potential (1) Priority: C	<p>Comments: No intumescent strips and cold smoke seals were fitted to sampled Room 5 door. Intumescent strips and cold smoke seal provided to sampled room 2 & 4. No access to other residents' rooms.</p> <p>Recommendations: Intumescent strips and smoke seals should be fitted to the doors as noted -room 5.</p> <p>Due date: 22/08/2025 Client status: In progress</p>	



Details	Comments / Recommendations
<p>Question: X.1</p> <p>Section: Electrical Services</p> <p>Action ID: 1037333</p> <p>Quantity: Known (1); Potential (1)</p> <p>Priority: R</p>	<p>Comments: Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse.</p> <p>Recommendations: The cable fixings, conduit or trunking as noted within the common escape route should be replaced with a cable support system which ensures that wiring is not liable to premature collapse in event of a fire (unless the existing clipping system can be confirmed as adequate).</p> <p>Due date: N/A</p> <p>Client status: In progress</p> 

Details	Comments / Recommendations
<p>Question: P.10</p> <p>Section: Means of Giving Warning in Case of Fire</p> <p>Action ID: 1335493</p> <p>Quantity: Known (2); Potential (2)</p> <p>Priority: C</p>	<p>Comments: The keys have been left in the fire detection/alarm panel allowing interference by unauthorised persons.</p> <p>Recommendations: The redundant Grade F smoke alarm system provided in the common escape route of this premises should be removed.</p> <p>Due date: 22/08/2025</p> <p>Client status: In progress</p> 



3. Introduction

3.1 Limitations of this Assessment

Scope

This fire risk assessment (FRA) has been undertaken based on the Fire Risk Assessment Company's understanding of the building's current design, use, fire strategy and evacuation procedures. It provides an assessment of the risk to life from fire and does not address building or property protection, or business continuity. This report is not an assurance against risk and is based on the best judgement of the Fire Risk Assessment Company.

This FRA may rely on information supplied by others and no liability is accepted for the accuracy of such information. Where information has been provided (e.g. regarding corporate policies and procedures or systems maintenance) this will be considered as confirming compliance unless evidence to the contrary is found during the assessment.

Assessment Types

The assessment type is stated on the cover page and footers within the report. For residential fire risk assessment there are four assessment types defined in government issued guidance:

- a) Type 1 – A non-intrusive fire risk assessment of the common parts with (where possible and appropriate) sample inspections of flat entrance doors, service risers and accessible void spaces. This is the basic fire risk assessment required for the purposes of the Fire Safety Order (FSO)
- b) Type 2 – In addition to the Type 1 assessment this includes a degree of intrusive inspection to the common parts carried out on a sampling basis. This usually requires the presence of a contractor to open up construction and make good after inspection.
- c) Type 3 – In addition to the Type 1 assessment this includes a non-intrusive inspection within a sample of flats. Consideration will be given to the arrangements for means of escape and fire detection (normally smoke alarms) within the flats sampled, and fire resistance of internal doors if applicable. These matters are beyond the scope of the FSO
- d) Type 4 – This has the same scope of work as a Type 3 but includes a degree of intrusive inspection in both the common parts and flats, carried out on a sampling basis. A Type 4 can be completed as a full report including all aspects of a Type 1, or be carried out as a full review of a preceding Type 1 with additional questions to cover the increased scope of work. Alternatively, a Type 4 can be stand alone and only cover the intrusive inspection elements required to common parts and sample flats.

Third Parties

Information contained in this report should not be relied upon and used by third parties without the express permission of the Fire Risk Assessment Company.

Review

This FRA should be subject to review not later than the Recommended Reassessment Date stated in the report or when:

- a) material alterations to the premises take place;
- b) a significant change occurs in the matters taken into account when the FRA was carried out;
- c) a significant change to fire precautions occurs; or
- d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).

Please Note: A Type 4 assessment does not generally require a review, particularly where it has been completed as a stand alone report. Where a Type 4 has incorporated a full Type 1 assessment the review cycle will be as per that expected for the Type 1.



This FRA may identify areas to which access was not available during the inspection. In certain instances, the Fire Risk Assessment Company may have made specific recommendations for further inspection in the report, however, as general guidance it is recommended that any areas not accessed are inspected as soon as possible.

External Walls

Assessment of external wall construction and building structure is required for multi-occupied residential buildings, but is a specialist area usually beyond the remit of fire risk assessors. In addition, the level of intrusive access required for complete assessment is impossible to achieve during a non-intrusive FRA. The Fire Risk Assessment Company will therefore usually rely on the provision (by the Client Organisation) of accurate information and assessments by experts when considering the adequacy of these elements. In some cases, it may be appropriate for external walls to be assessed during the FRA but this is limited to low-rise buildings of traditional construction, utilising non-combustible materials, where there is minimal risk of external fire spread. Where the FRA includes an assessment of the external walls, this is based on a non-intrusive visual inspection from ground level and should not be considered as comprehensive.

Floor Heights

Where it is necessary to establish the height of the top storey to determine the applicability of certain regulations this information is expected to have been supplied by the responsible person. Where this is not made available an estimate will be made using a typical floor to floor height value of 3.0m. It should be noted that this might not be accurate in non-typical buildings and may lead to the incorrect application of legislative requirements.

Fire Safety Systems

Where this FRA makes comments about fire safety systems these are assumed to have been designed and installed in accordance with the relevant guidance. Inspections of such systems during the FRA are limited to a visual check with no testing being carried out.

Consents and Approvals

Where new works, alterations or extensions are noted on-site it is assumed that all appropriate consents and approvals have been obtained. Recommendations made in this report may propose works to be completed which are subject to consents or approvals under other legislation. The Client Organisation should ensure that all appropriate consents and approvals are obtained prior to commencement of any such works.

Recommendations

It is assumed that recommendations made in this report will be progressed and carried out by persons who are qualified and competent to do so. Where recommendations made in this report include quantities, these are estimated, indicative values which should not be relied upon without confirmation/remeasurement. Where this report refers to technical guidance such as British Standards it should be taken to be the most recently updated version irrespective of the version cited. If in doubt about any matters relating to the guidance cited reference should be made back to the Fire Risk Assessment Company for clarification.

Where the Client Organisation has completed and approved actions raised in previous fire risk assessments it is presumed in the first instance that these will have been dealt with adequately. Where the Fire Risk Assessment Company finds evidence that previous actions are not completed (or not completed to an acceptable standard) these will be raised again as new actions in this assessment. In effect, this risk assessment represents a snapshot of all outstanding fire safety matters at the time of the inspection.



3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order.

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 12	Requires the responsible person to eliminate or reduce risks from dangerous substances.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Requires appropriate procedures to be established including the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.
Article 24	Allows the introduction of additional regulations.

Primary Legislation

The Fire Safety Act 2021 commenced on 16 May 2022 and clarifies that the Fire Safety Order (FSO) applies to a building's structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more domestic premises.

The Fire Safety (England) Regulations 2022 were introduced under Article 24 of the FSO and commenced on 23 January 2023. The regulations add additional requirements for multi-occupied residential buildings depending on building height.

Secondary Legislation

Section 156 of the Building Safety Act 2022 commenced on 1 October 2023 and amends Articles 21 and 22 of the FSO mainly to extend the requirements for information sharing and cooperation and coordination between duty holders.



3.3 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Contractor Actions		Management Actions	
U	1 day	U	1 day
A	3 months	Man1	1 month
B	12 months	Man2	3 months
C	18 months	Man3	6 months
R	Unlimited	ManR	Unlimited

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

3.4 Client Status of Recommendations

All new actions recommended in the FRA are initially given a Client status of 'Unassigned'.

If the client uses Riskhub to manage actions arising from fire risk assessments this will be updated to reflect the current action status. When the FRA report is generated at a date after the original publication then current Client status values will be shown.

The date at which the PDF is downloaded is shown on the front cover of this report.

The Client status for any action is determined by the Client Organisation and is not within the control of the Fire Risk Assessment Company in any way. The main Client status values are shown below:

Client Statuses	
Unassigned	The action has not yet been assigned to a team or individual to resolve, or the client does not use Riskhub for action management.
In Progress	The action has been assigned to a team or an individual to resolve and is currently being worked on or has been submitted for approval and is awaiting sign off and completion.
Completed	The action has been Approved by the relevant person in the Client Organisation and is now closed.

Where an action has a Client Planned Date this indicates that the action has been included, with other actions, into a workplan by the client. The date given is the expected completion for all actions in the work plan.



4. Property Details

UPRN	CLAM0025
Address	2-7, 25, Claremont Road, London, W9 3DZ
Property Designation	HMO (House in Multiple Occupation)

Building Layout Information	
Building Height	6m (estimated)
Total No. of Floors	3
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	3
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Extent of Common Areas (area assessed)	Ground, first and second floor common areas, staircase, electrical / boiler / cylinder cupboards, kitchen, dining room, lounge, rear of property and immediate external area.
Areas of the Building to Which Access was not Available	Rooms other than those sampled.
Total Number of Flats/Bedsits/Bedrooms (as applicable)	6
Number Accessed off the Common Area	6
Flats/Bedsits/Bedrooms Sample Inspected	Room 7
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	1
Block Accessibility	Level
Total No. of Common Staircases for Means of Escape	1

Building Layout Description
<p>An end of terrace three storey property originally built as a single dwelling but since converted into its current use as a HMO. A main entrance to the front elevation serves as access to a ground floor entrance hall, which provides further access to room 2 and the living room, electrical cupboard, boiler cupboard, cylinder cupboard, dining room and kitchen. A common staircase leads up to the first floor with access to rooms 4, 5 and 7, and continues to the second floor with access to rooms 3 and 6. Bins are stored in the front yard area.</p>



Construction Information	
Construction Type	Traditional
Property Type	Converted
Date of Construction or Conversion (year approx.)	1950
Floor Construction Type	Timber Joists
Stair Construction Type	Timber
External Wall Construction Type	Masonry - Solid
External Wall Finish Type	Brick
Roof Type	Flat
Other Construction Information	Presumed pre 1991 conversion to HMO.

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	Staff visit site occasionally.
Person Managing Fire Safety in the Premises	Laura Jones - Fire & Asbestos Contracts Manager.
Person Consulted During the FRA	Resident of room 7
Number of Residents	Assumed to be one resident per bedsit
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	General Needs - No information
Comments	No information, however, General Needs premises so occupants are typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	No evidence of recent re loss or damage.
Any Other Relevant Information	None.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.



Fire Safety Legislation	
Main Fire Safety Legislation Applying to these Premises	01) Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act (2021)
Other Applicable Legislation	04) Housing Act 2004 06) The Building Safety Act 2022 - Section 156

Fire Safety Guidance	
Main Fire Safety Guidance Used in this Assessment	02) LACoRS - 'Housing - Fire Safety' - 2008
Other Key Fire Safety Guidance Referred to	PAS 79:2012 Fire risk assessment. Guidance and a recommended methodology. BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises' BS 5839-6:2019 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises' 07) DCLG - 'Fire safety risk assessment - Sleeping accommodation' - 2006 BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'



5. FRA Questionnaire

General

Applicability of Fire Safety (England) Regulations 2022

Question - 1.0	Will the premises being assessed fall within the scope of The Fire Safety (England) Regulations 2022?
Answer	No - Legislation not applicable to Property Type
Comments	The Fire Safety (England) Regulations 2022 do not apply to this fire risk assessment as the building does not contain two or more sets of domestic premises and a common escape route.

Assessment Type

Question - 2.0	What type of fire risk assessment does this report constitute?
Answer	Re-assessment
Comments	Savills has previously completed one or more Type 1 fire risk assessments on this property. Where actions have been raised in previous reports which remain outstanding it is Savills policy not to duplicate these in this Type 1 assessment - these actions will instead be listed in Section 2.2 'Recommendations from Previous Assessments'.

Main Property Use


Question - 4.0	Which of the following categories best describes the main use of the property?
Answer	Other Residential
Comments	The Property Designation is a HMO.

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1	Was access gained to the electrical intake/meter cupboard(s) for the building?
Answer	Yes
Comments	The electrical intake/meter cupboard for the premises was accessed at the time of inspection.



Question - A.2	Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)	
Answer	No	
Comments	The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- 28/6/2016	
Recommendation	It should be confirmed/ensured that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671 (as amended).	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543025

Question - A.3	Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)
Answer	Yes
Comments	No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

Question - A.4	Are portable electrical appliances and other electrical equipment in the common areas included in an effective Inspection and Testing of Electrical Equipment (ITEE) programme? (Formerly PAT)
Answer	Yes
Comments	SNG confirms that an ITEE programme is undertaken.

Question - A.5	Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?
Answer	Yes
Comments	SNG confirms that a suitable policy is in place.

Question - A.6	If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?
Answer	Not Applicable
Comments	No multi-way adaptors or extension leads were noted in use in the common areas during this inspection.



B. Smoking Policies

Question - B.1	Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)
Answer	Yes
Comments	Residents who wish to smoke can do so within their private accommodation only.

Question - B.2	Is there a policy in place to prevent or restrict smoking within the building?
Answer	Yes
Comments	SNG confirms that a suitable policy is in place.

Question - B.3	Does the policy in relation to smoking appear to be observed?
Answer	Yes
Comments	No evidence of illicit smoking was seen in the common area at the time of inspection.


Question - B.4	Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?
Answer	Yes
Comments	Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

C. Arson

Question - C.1	Are the premises adequately secured to protect against the risk of arson by intruders? (Please state how)
Answer	Yes
Comments	The entrance door to the premises is self-closing and is fitted with a manual locking system and was locked at the time of inspection.

Question - C.2	Are bins stored in a suitable location and adequately secured against arson? (Please state bin type, location and security arrangements)
Answer	Yes
Comments	Waste bins were stored in the open at the front of the premises. This is a common practice along the street and is the only possible location so is considered acceptable.



Question - C.3	Is fire load close to the premises minimised?	
Answer	No	
Comments	There was unnecessary fire load noted close to the building at the time of inspection. An old fridge, E-bikes and a motorcycle were stored in the rear garden next to the house. There is no rear exit from the garden assumed that these vehicles are taken through the property.	
Recommendation	The fridge, E-bikes and a motorcycle stored in the rear garden next to the house should be moved a safe distance away from the building.	
Photo		
Priority: Man1	Quantity: Known (1); Potential (1)	Action ID: 1543030

D. Space Heating

Question - D.1	Are the common areas of the building provided with any form of fixed space heating system? (State type provided)
Answer	Yes
Comments	The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.

Question - D.2	Is the fixed heating system within the common areas regularly inspected and maintained in accordance with relevant guidance?
Answer	Yes
Comments	SNG confirms that common area heating systems are regularly maintained.

Question - D.3	Are the common areas of the building provided with any form of portable space heating system? (State type provided)
Answer	No
Comments	No portable heaters were noted within the common area at the time of inspection.


E. Cooking

Question - E.1	Are common cooking facilities provided in the building?
Answer	Yes
Comments	There are common cooking facilities provided in the premises with domestic-standard appliances only.



Question - E.2	Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision)
Answer	Yes
Comments	Reasonable measures appear to be in place to prevent fires as a result of cooking.

Question - E.3	Is there a commercial type extract system installed in the kitchen, and if so are filters cleaned or changed when required and duct work regularly cleaned?
Answer	Not Applicable
Comments	There is a domestic standard filter and extract over the hob.

Question - E.4	Are fire blankets provided in the common kitchen?	
Answer	No	
Comments	No fire blanket is provided in the common kitchen.	
Recommendation	A fire blanket should be provided in the kitchen.	
Photo		
Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1543026

Question - E.6	Is the kitchen provided with a fire suppression system?
Answer	No
Comments	The kitchen is not provided with a fire suppression system.

Question - E.7	Are all other common cooking/kitchen issues satisfactory?
Answer	Yes
Comments	There were no other cooking/kitchen issues noted at the time of inspection.


F. Lightning

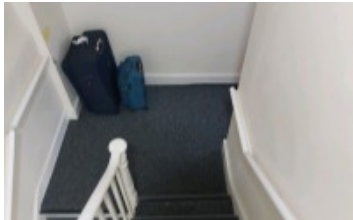
Question - F.1	Does the building have a lightning protection system installed?
Answer	Not Applicable
Comments	No lightning protection system was identified but given the height and design of the building, it is considered unlikely that one is required.




G. House-Keeping

Question - G.1	Is the property regularly cleaned to prevent the build up of combustibles?	
Answer	No	
Comments	The common area shows no evidence of regular cleaning.	
Recommendation	Arrangements should be put in place to ensure the common area is regularly cleaned to prevent the build up of combustible items.	
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543050

Question - G.2	Are combustible items kept clear from sources of ignition such as electrical equipment?	
Answer	No	
Comments	Combustible items were noted close to an ignition source. Suitcases noted stored in the hot water cylinder cupboard.. This issue should be dealt with as soon as possible.	
Recommendation	All combustible items should be removed from the electrical intake cupboard as soon as possible and the door kept locked.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543027

Question - G.3	Are escape routes kept clear of combustible items or waste materials which constitute a fire hazard?	
Answer	No	
Comments	There were combustible items or waste materials in the escape routes. Suitcases noted on the stair landing, shoes on escape routes.. Given the type and/or substantial quantity involved these should be cleared as soon as possible.	
Recommendation	The significant combustible items noted should be removed from the common area as soon as possible and a programme of regular checks put in place to ensure that the common area is kept clear.	
Photo		
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543028



Question - G.4	Are escape routes kept clear of any trip hazards or obstructions?
Answer	No
Comments	The defective floor/stair coverings to the escape route are a trip hazard. Stair carpet on the first floor is loose and the nosing cap is missing.
Recommendation	The defective floor/stair coverings to the escape route should be repaired/replaced as required.
Photo	

Priority: B

Quantity: Known (1); Potential (1)

Action ID: 1543029

Question - G.5	Are any hazardous materials being stored on the premises and if so are the storage arrangements appropriate?
Answer	Not Applicable
Comments	No hazardous materials were noted in the common area at the time of inspection.

Question - G.5a	Are there shared laundry facilities provided on-site, and if so are clothes dryer filters regularly checked and cleared of lint build up?
Answer	Not Applicable
Comments	There is a washing machine only.

Question - G.5b	Are there private balconies present and if so is there a policy in place and communicated to residents on what can and cannot be stored and used on balconies?
Answer	Not Applicable
Comments	There are no private balconies present.

Question - G.6	Are all other house-keeping issues satisfactory [1]?
Answer	Yes
Comments	There were no other house-keeping issues noted at the time of inspection.



H. Contractors

Question - H.1	Are fire safety conditions, controls and restrictions (such as hot working permits etc.) in place for those carrying out work on the premises covering both contractors and in-house staff?
Answer	Yes
Comments	SNG confirms that suitable controls are in place.

I. Dangerous Substances

Question - I.1	Are any 'dangerous substances' covered by the Dangerous Substances and Explosives Atmospheres Regulations 2002 noted being stored or in use within the property?
Answer	No
Comments	No dangerous substances were noted being stored or in use at the time of inspection.

J. Other Significant Hazards

Question - J.1	Are all other Fire Hazard issues considered satisfactory? [1]
Answer	Yes
Comments	There were no other fire hazard issues noted at the time of inspection.

General Fire Protection Measures

K. Means of Escape

Question - K.1	Is the escape route design deemed satisfactory? (Consider current design codes)
Answer	Yes
Comments	The means of escape design is broadly in accordance with design codes in use at the time of construction and is deemed satisfactory.

Question - K.2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)
Answer	Yes
Comments	The escape routes are considered to be adequately protected (subject to recommendations which may be noted elsewhere in this report).

Question - K.3	Is there adequate provision of exits for the numbers who may be present?
Answer	Yes
Comments	The provision of exits is considered adequate for the number of people expected to be present.



Question - K.4	Is there adequate exit width for the numbers who may be present?
Answer	Yes
Comments	The exit widths provided appear adequate for the numbers expected to be present.

Question - K.5	Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?
Answer	Yes
Comments	All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

Question - K.6	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)
Answer	No
Comments	Doors or gates on escape routes are not provided with electrically operated access control systems. Only an intercom.

Question - K.8	Is the direction of opening of final exit doors considered appropriate and are inward opening doors avoided where they are expected to accommodate more than 60 people evacuating?
Answer	Yes
Comments	The final exit door opens inwards, however, this is considered satisfactory as it is expected to be used by less than 60 people in a fire emergency.

Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to be in line with that suggested in LACoRS 'Housing – Fire Safety' 2008 section 9.11.

Question - K.10	Are the precautions for all inner rooms suitable?
Answer	Yes
Comments	There are suitable precautions for all inner rooms. The dining room is located off of the lounge which leads into the kitchen. The door from the kitchen leads into an enclosed yard. The door from the lounge into the dining room has a vision panel however the door from the dining room into the kitchen is not provided with a vision panel. Detection is provided in all three rooms. If there is prolonged cooking then it maybe advisable to remove the kitchen door to create a single room from the kitchen and dining room.



Question - K.11	Are escape routes adequately separated from each other, with fire resisting construction where required?
Answer	Not Applicable
Comments	There is a single means of escape route within the property, which leads to a final exit. Escape route separation is not required.

Question - K.12	Are corridors sub-divided with a cross-corridor fire resisting door where required?
Answer	Not Applicable
Comments	No corridors requiring cross-corridor fire doors were noted in the property.

Question - K.13	Do escape routes lead to a place of safety?
Answer	Yes
Comments	Escape routes lead to a place of safety.

Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Yes
Comments	The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manually openable windows on the staircase.

Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Provide details of system)
Answer	Not Applicable
Comments	The building is provided with adequate permanent or manual smoke ventilation - See K. 14 for details.

Question - K.16	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider Information for Residents, PEEPs, PCFRAs, Assistance Needs, Staffing Levels etc.)
Answer	Yes
Comments	SNG confirms that arrangements are in place for residents to self-refer for evacuation assistance.

Question - K.17	Are all other means of escape issues satisfactory? [1]
Answer	Yes
Comments	There were no other means of escape issues noted at the time of inspection.



Question - K.19	What is the current evacuation strategy for the property?
Answer	Simultaneous Evacuation
Comments	The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area and the presence of a common fire detection and alarm system to support it.

Question - K.20	Is the current evacuation strategy for the property considered appropriate?
Answer	Yes
Comments	The premises is a conversion with an unknown standard of compartmentation. The current Simultaneous Evacuation strategy is considered appropriate.

Question - K.21	What is the recommended evacuation strategy for the property?
Answer	Simultaneous Evacuation

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
Answer	Yes
Comments	Doors to residents' rooms appear to be original 'notional' timber fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
Answer	No
Comments	Excessive perimeter gaps were to some residents' room doors which will not resist the passage of cold smoke. (Room 2, 4 & 5).

Question - L.3	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There is no glazing present to any doors to residents' rooms in this property.


Question - L.4	Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no fanlights over the doors to residents' rooms in this property.



Question - L.5	Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no side panels to doors to residents' rooms in this property.

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with adequate self-closing devices where required?
Answer	Yes
Comments	An adequate self-closing device was fitted to the entrance door of sampled room 7. No access to other residents' rooms.

Question - L.6a	Is a rolling programme of checks in place to ensure that self-closing devices to flat entrance (or residents' bedroom/bedsit) doors continue to be fitted and remain effective?
Answer	Yes
Comments	SNG confirms that a programme is in place.

Question - L.7	Are all sampled flat entrance (or residents' bedroom/bedsit) fire doors fitted with intumescent strips and cold smoke seals?
Answer	No
Comments	No intumescent strips were fitted to sampled Room 7 door. Intumescent strips and cold smoke seal provided to sampled room 2 & 4. No access to other residents' rooms.
Recommendation	Intumescent strips and smoke seals should be fitted to the doors as noted. Room 7.
Photo	

Priority: C	Quantity: Known (1); Potential (1)	Action ID: 1543051
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Question - L.7a	Is a rolling programme of checks in place to ensure that intumescent strips and seals fitted to flat entrance (or residents' bedroom/bedsit) doors continue to be fitted and remain effective?
Answer	Yes
Comments	SNG confirms that a programme is in place.

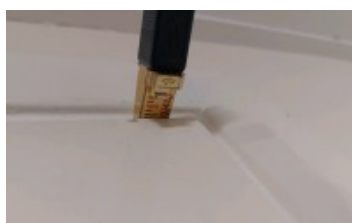


Question - L.8	Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)
Answer	Not Applicable
Comments	There are no letterboxes fitted to doors to residents' rooms in this property.

Question - L.9	Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]
Answer	Yes
Comments	There were no other residents' bedroom/bedsit door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1	Are all common area doors and frames requiring fire resistance appropriately fire rated?
Answer	Yes
Comments	All common area fire doors and/or frames appear to be appropriately fire rated. A mix of Gerda FD30S and notional timber fire doors (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

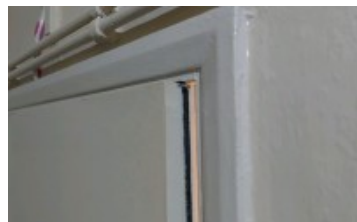
Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?	
Answer	No	
Comments	Excessive gaps were noted around the sides of the common area fire doors which will not resist the passage of cold smoke. Door from the lounge to the dinning room perimeter gaps of 8mm.	
Recommendation	The fire doors noted should be repaired (or if necessary replaced) to reduce the perimeter gap between the door and frame to a maximum of 4mm.	
Photo		
Priority: C	Quantity: Known (1); Potential (1)	Action ID: 1543031

Question - M.2b	Are communal area fire doors subject to a rolling programme of checks to ensure they remain effective, including self-closers and strips and seals etc.?
Answer	Yes
Comments	SNG confirms that checks are undertaken appropriately.



Question - M.3	Is all glazing to common area fire doors appropriately fire rated?
Answer	Yes
Comments	All glazing to common area fire doors appears to be appropriately fire rated.


Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	Not Applicable
Comments	There are no fanlights/side panels to common area fire doors in this property.


Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?	
Answer	No	
Comments	Not all self-closing devices fitted to common area fire doors (where required) are considered adequate. The lounge door did not close fully into the frame.	
Recommendation	The self-closing device should be repaired or an effective self-closing device should be fitted to the doors as noted.	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1543032

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7	Is the ironmongery fitted to common area fire doors considered satisfactory? (consider locks, hinges, hold-open devices, leaf selectors etc.)
Answer	Yes
Comments	Ironmongery to common area fire doors is considered adequate (subject to any issues noted elsewhere in this report).



Question - M.8	Are common area fire door sets adequate otherwise? [1]	
Answer	No	
Comments	Common area fire doors were noted to be wedged open or otherwise obstructed at the time of inspection. Lounge door. The wedges/obstructions were removed at the time of inspection.	
Recommendation	All staff and/or residents should be informed/reminded that self-closing fire doors must not be wedged open or otherwise obstructed. A programme of regular checks should be put in place to ensure that the fire doors remain unobstructed.	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543033


Question - M.9	Are common area fire door sets adequate otherwise? [2]	
Answer	No	
Comments	The following common fire door issues were noted at the time of inspection:- The boiler cupboard has a vent in the door.	
Recommendation	The vent should be sealed with 30 minutes fire rated material.	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1543034

Question - M.10	Are common area fire door sets adequate otherwise? [3]
Answer	Yes
Comments	No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

Question - N.1	Is emergency lighting provided where required within the building? (if 'Yes' then describe provision)
Answer	Yes
Comments	Charging indicators to lighting units and/or test switches were noted confirming that emergency lighting is provided to the common areas of the premises. Provided along the common escape route.



Question - N.2	From visual inspection, does the emergency lighting system appear to be in good working order?
Answer	No
Comments	Some of the emergency lighting units did not appear to have a visible charging indicator. Light unit on the first floor landing.
Recommendation	The emergency lighting system should be checked by the maintenance engineer to confirm that it is serviceable.
Photo	

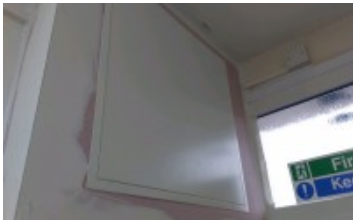
Priority: Man1	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543035
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Question - N.3	From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)
Answer	Yes
Comments	The coverage of the emergency lighting provided appears to be adequate.

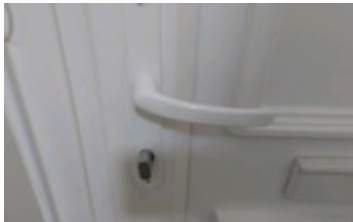
O. Fire Safety Signs, Notices, Plans and Information to Residents

Question - O.1	Is there adequate provision of appropriate Fire Action Notices, clearly displayed within the common areas, which include instructions on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?
Answer	Yes
Comments	A suitable residential Fire Action Notice detailing the Simultaneous Evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred was clearly displayed within the common area.



Question - O.2	Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)	
Answer	No	
Comments	Fire door signage is missing to the electrical intake cupboard. 'Fire door keep locked' required.	
Recommendation	Provide 'Fire door keep locked' signage to the electrical cupboard fire doors as noted.	
Photo		
Priority: C	Quantity: Known (1); Potential (1)	Action ID: 1543041

Question - O.3	If required, is directional/exit signage adequate?
Answer	Not Applicable
Comments	Directional and exit signage is not required in this property as there is a single escape route with only one final exit necessary.


Question - O.4	Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)	
Answer	No	
Comments	'Turn to Open' signage indicating the turn direction of the lock has not been provided to the fire exit door.	
Recommendation	'Turn to Open' signage indicating the turn direction of the lock should be provided to the fire exit doors fitted with thumb turn devices as noted.	
Photo		
Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1543036


Question - O.5	Are all other fire safety signs issues satisfactory? [2]
Answer	Yes
Comments	No other fire safety signs issues were noted at the time of inspection.



P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS 5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	There is a Grade A automatic fire detection/alarm system within the common areas of the building comprising of a fire alarm panel, smoke detectors and sounders.


Question - P.2	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	
Answer	No	
Comments	The fire detection/alarm panel was showing a fault indicator light and a detector head has been removed from the top floor landing.	
Recommendation	The damage noted to the common fire detection/alarm system equipment in this Stay Put building should be repaired by a competent fire alarm engineer as soon as possible.	
Photo		
Priority: A	Quantity: Known (1); Potential (1)	Action ID: 1543037

Question - P.2	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?	
Answer	No	
Comments	The fire detection/alarm panel was showing a fault indicator light and a detector head has been removed from the top floor landing.	
Recommendation	As the building has a Simultaneous Evacuation policy the fault light showing on the fire alarm panel should be checked and cleared by the fire alarm service engineer as a matter of urgency. This has been reported to FRA Operations from site as an urgent action. A contact number should be displayed for residents to report any Fire alarm defects/faults.	
Photo		
Priority: U	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543052



Question - P.3	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
Answer	Yes
Comments	The Grade A system installed has smoke detectors and sounders within the common areas and interlinked smoke detectors and sounder within individual rooms (from sample inspection). This is appropriate for a conversion of more than two storeys HMO property.

Question - P.6	Is the common fire detection and alarm system provided with a remote monitoring facility such as a connection to an Alarm Receiving Centre?
Answer	Not Applicable
Comments	There is no requirement for the common fire alarm system installed in this property to be connected to an alarm receiving centre.

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]
Answer	No
Comments	The power supply to the fire detection/alarm panel has not been provided with an anti-tamper device to prevent it from being turned off.
Recommendation	An anti-tamper device should be fitted to the fire alarm panel power supply to prevent it from being turned off by unauthorised persons.
Photo	

Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1543038
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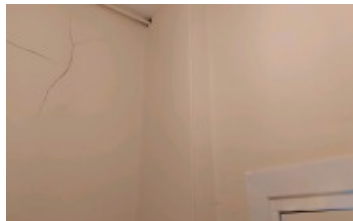
Question - P.10	Are all other fire detection and alarm system issues satisfactory? [2]
Answer	No
Comments	In addition to the Grade A main system, there is a Grade F legacy system in the common area which is now redundant. As the systems will have different sensitivities and alarm sounds it is preferable for the redundant Grade F system to be removed.

Question - P.11	Are all other fire detection and alarm system issues satisfactory? [3]
Answer	Yes
Comments	There were no other fire detection/alarm system issues noted at the time of inspection.



Q. Limiting Fire Spread

Question - Q.1	In general, from a limited visual inspection of the areas accessed during this Type 1 FRA, is the level of compartmentation considered adequate for the use and evacuation strategy for the property? (Consider conversions and non-traditional construction).
Answer	Yes
Comments	The premises are a conversion with a standard of compartmentation considered adequate for a Simultaneous Evacuation strategy only (subject to recommendations which may be noted elsewhere in this report).

Question - Q.2	Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)	
Answer	Not Known	
Comments	There are boxed-in services ducts within the common area of unknown construction. It is not possible to check compartmentation behind without an intrusive inspection.	
Recommendation	A sample check should be made of the boxed-in services ductwork to confirm that the construction is adequately fire resisting and that compartmentation behind has not been compromised at services penetrations etc.	
Photo		
Priority: Man2	Quantity: Known (0); Potential (1)	Action ID: 1543039

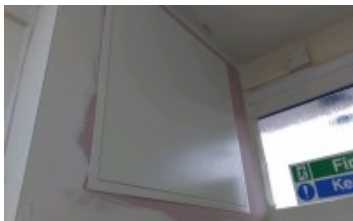
Question - Q.3	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?
Answer	Yes
Comments	All services risers/common cupboards were inspected and appear to be adequately fire-resisting and fire stopped.

Question - Q.4	Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)
Answer	Not Applicable
Comments	No pipes or other services passing through fire-resisting construction were noted in the common areas of the property.



Question - Q.5	Is the building provided with refuse chute facilities for the disposal of rubbish by residents?
Answer	No
Comments	No refuse chute is provided in the property.

Question - Q.6	Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?
Answer	Not Applicable
Comments	It was not possible to check compartmentation within the roofspace however as the building has a Simultaneous Evacuation strategy this is not considered essential.

Question - Q.7	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)	
Answer	No	
Comments	The electrical intake cupboard is considered to be adequately fire resisting but has not been provided with a suitable locking device and is therefore unsecured.	
Recommendation	The enclosure to the electrical cupboard should be fitted with a suitable locking device and kept locked shut.	
Photo		
Priority: B	Quantity: Known (1); Potential (1)	Action ID: 1543040

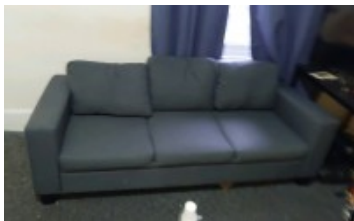
Question - Q.8	Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?
Answer	Not Applicable
Comments	There are no electrical meter cabinets recessed into flat compartment walls in this property.

Question - Q.9	If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)
Answer	Not Applicable
Comments	There were no common ventilation systems noted within this property.




Question - Q.10	Are wall and ceiling linings of an appropriate classification to limit the spread of flame over their surface and have a low rate of heat release? (Surface spread of flame classification)
Answer	Yes
Comments	The wall and ceiling linings would appear to be appropriate to resist the spread of flame over their surface and have a low rate of heat release.

Question - Q.10a	Are wall and ceiling linings of appropriate construction and materials to provide the required period of fire resistance?
Answer	Yes
Comments	The wall and ceiling linings appear appropriate to provide the required period of fire resistance.

Question - Q.11	If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?
Answer	Not Known
Comments	There were no labels seen on the soft furnishings sampled in the common areas. Sofa's in the lounge.
Recommendation	The unlabelled soft furnishings in the common areas should be replaced with furniture conforming with BS 7176 for medium hazard premises (unless it is confirmed that the existing items already conform with this standard).
Photo	

Priority: R	Quantity: Known (3); Potential (3)	Action ID: 1543042
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Question - Q.12	If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?
Answer	Not Known
Comments	No information was available to confirm the suitability and compliance of the curtains and drapes with BS 5867-2. in the lounge area.
Recommendation	The curtains/drapes as noted should be replaced with those which comply with BS 5867-2 Type B, labelled accordingly, (unless it can be confirmed by certification that they are already compliant).
Photo	

Priority: R	Quantity: Known (3); Potential (3)	Action ID: 1543043
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Question - Q.13	Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).
Answer	Yes
Comments	The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. Traditional brick construction. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance.

Question - Q.14	Are all other fire spread/compartmentation issues satisfactory? [1]
Answer	Yes
Comments	There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1	Are portable fire extinguishers provided in the building? (Give details of any provision)
Answer	Not Applicable
Comments	Portable extinguishers are not provided in this building and are not required given the use and occupancy type.

S. Other Fire Safety Systems and Equipment

Question - S.1	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?
Answer	No
Comments	No drop key override switch facility is provided.

Question - S.2	Is the building provided with a fire main system? (Dry or wet riser etc.)
Answer	No
Comments	The building is not provided with a fire mains.

Question - S.3	Is the building provided with a firefighting lift, an evacuation lift or an old-standard 'fireman's' lift?
Answer	No
Comments	The building is not provided with a lift.

Question - S.4	Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)
Answer	No
Comments	The building has no apparatus for the evacuation of people with disabilities.



Question - S.5	Is a sprinkler system provided within the building? (provide details of type and extent)
Answer	No
Comments	No sprinkler system is provided within the building and would not be a requirement under current guidance for this property type and or building height

Question - S.6	Are hose reels provided within the building?
Answer	No
Comments	Hose reels are not provided within the building.

Question - S.7	Is the building provided with a BS 8629 Evacuation Alert System for use by the Fire and Rescue Service?
Answer	No
Comments	A BS 8629:2019 Evacuation Alert System is not provided in the building.

Question - S.8	Are fire doors in the building fitted with automatic hold-open or free-swing devices? (Electromagnetic, Dorgards etc.)
Answer	No
Comments	Fire doors in the building are not fitted with automatic hold-open or free-swing devices.

Question - S.9	Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)
Answer	No
Comments	There are no other relevant fire safety systems or equipment installed.

Fire Safety Management

T. Procedures and Arrangements

Question - T.1	Is completion of the Management Section questions required for this Property Designation? (Required for all Property Designations other than GN-Low Rise and GN-Mid Rise).
Answer	Management Section Required
Comments	The Property Designation is a HMO. Completion of the Management Section questions is required for this property type.



Question - T.2	Has a competent person(s) been appointed within the organisation to assist in undertaking preventative and protective fire safety measures?
Answer	Yes
Comments	SNG confirms that a suitable person/team has been appointed.

Question - T.3	Is there a corporate set of fire safety arrangements covering planning, organisation, control, monitoring and review of the preventative and protective measures in place which includes fire incident response plans?
Answer	Yes
Comments	SNG confirms that a suitable person/team has been appointed.

Question - T.4	Are there appropriate procedures in place in the event of fire and are these documented?
Answer	Yes
Comments	Documented fire safety procedures for both residents and staff were made available during the inspection, and are displayed in the Fire Action Notices.

Question - T.5	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?
Answer	Yes
Comments	The building is not staffed and residents are required to self-evacuate if necessary. Residents will call the Fire and Rescue Service if they become aware of a fire.

Question - T.6	Are there suitable fire assembly points away from any risk?
Answer	Yes
Comments	The assembly points identified are considered suitable.

Question - T.7	Are there adequate procedures in place for the evacuation of people with a disability who are likely to be present?
Answer	Yes
Comments	There would appear to be adequate procedures in place for the evacuation of people with disabilities.


Question - T.8	Are staff nominated to use fire extinguishing appliances in the event of fire?
Answer	Not Applicable
Comments	No extinguishers were provided within the common areas.



Question - T.9	Are staff nominated to assist with evacuations in the event of fire?
Answer	Not Applicable
Comments	There is no staff presence in the building except for occasional attendance.

Question - T.10	Is there appropriate liaison with the local Fire and Rescue Service?
Answer	Not Applicable
Comments	The small size and simple layout of the building are such that liaison with the local Fire and Rescue Service is not considered necessary.

Question - T.10a	Are there appropriate arrangements for coordination of fire safety information and responsibilities between duty holders where there are multiple involved in building management?
Answer	Not Applicable
Comments	Control and management of the building is the sole responsibility of SNG.

Question - T.11	Are routine in-house fire safety checks carried out? (Including control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)
Answer	Not Known
Comments	It is not known if routine fire safety checks are being carried out.
Recommendation	It should be confirmed/ensured that routine in-house fire safety checks are carried out on a regular basis (daily or weekly depending on building usage) and records kept on-site or in a central database.
Photo	


Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543044
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Question - T.12	Are all other fire safety management issues satisfactory?
Answer	Yes
Comments	There were no other fire safety management issues noted at the time of inspection.



U. Training and Drills

Question - U.1	Do staff receive adequate induction and annual refresher fire safety training (to include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm)?
Answer	Yes
Comments	SNG confirms that regular fire safety training is undertaken.

Question - U.4	Are fire drills carried out at appropriate intervals?	
Answer	Not Known	
Comments	There was no information available to confirm that fire drills are carried out at appropriate intervals.	
Recommendation	It should be confirmed/ensured that fire drills are carried out at intervals considered appropriate for the building and occupancy type.	
Photo		
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543045

V. Testing and Maintenance

Question - V.1	Is the fire detection/alarm system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5839-1 / BS 5839-6)
Answer	Yes
Comments	SNG confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.

Question - V.2	Is the emergency lighting system tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? (i.e. BS 5266-1 and BS 5266-8)
Answer	Yes
Comments	SNG confirms that testing and servicing is undertaken in accordance with relevant guidance and appropriate records kept and maintained.



W. Records

Question - W.1	Is there a logbook available for inspection on-site, either in paper or online digital format?	
Answer	No	
Comments	No logbook was available at the time of inspection, either in paper or online digital format.	
Recommendation	It should be confirmed/ensured that a fire safety logbook is provided, in either paper or online digital format, to enable recording (as required) of all relevant fire safety events such as fire drills, routine checks, Fire and Rescue Service visits, fire safety systems testing, staff training etc.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543046

Question - W.2	Are details of fire drills adequately recorded in the log book or digital log book system?	
Answer	Not Known	
Comments	No records of fire drills were available at the time of inspection.	
Recommendation	It should be confirmed/ensured that full records of all fire drills are entered in the on-site or online fire logbook. Details recorded should include date and time, staff and resident numbers, evacuation time and any issues identified etc.	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543047

Question - W.3	Are details of fire safety training recorded in the log book or digital log book system?	
Answer	Not Applicable	
Comments	There are no staff present on-site so fire safety training is not required.	

Question - W.4	Are routine in-house fire safety checks recorded in the log book or digital log book system?	
Answer	Not Known	
Comments	No up to date records of routine in-house fire safety checks were available on-site at the time of inspection.	
Recommendation	It should be confirmed/ensured that records of routine fire safety checks are kept in the fire safety logbook (on-site or online).	
Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 1543048

Question - W.5	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?	
Answer	Yes	
Comments	SNG confirms that a system is in place.	




Additional Issues

X. Electrical Services

Question - X.1	If present, are surface mounted wiring systems within the common escape routes supported in accordance with BS 7671 (as amended) such that they will not be liable to premature collapse in the event of fire?
Answer	Not Known
Comments	Surface mounted wiring systems contained within plastic trunking were present within the common escape routes but it was not possible to determine if the cables within were adequately supported with fire resisting fixings to prevent premature collapse.

Question - X.2	Is the building provided with a solar photovoltaic (PV) microgeneration system?
Answer	No
Comments	No evidence was seen to indicate that a solar PV system is installed on the building.

Question - X.3	Is the building provided with any electrical vehicle (EV) charging points, either internally or in close proximity to the external façade?
Answer	No
Comments	There were no electric vehicle charging points noted.

Question - X.4	Is there any evidence of inappropriate storage/charging of mobility scooters, e-bikes e-scooters or other electric micromobility devices within common parts?
Answer	Yes
Comments	E-bikes was being stored in the rear garden next to the property. It is assumed that they are charged from the house as there was no external charging point.
Recommendation	Appropriate arrangements should be put in place for the storage and charging of e-bikes and e-scooters. The NFCC position statement 'E-bikes and e-scooters fire safety guidance' gives advice on this.
Photo	

Priority: Man2

Quantity: Known (N/A); Potential (N/A)

Action ID: 1543049



Y. Gas Services

Question - Y.1	Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)
Answer	Yes
Comments	Gas installation pipework/meters were noted within the common parts.

Question - Y.2	Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?
Answer	Yes
Comments	Gas installations are adequately enclosed subject to recommendations elsewhere in this report.

Question - Y.3	Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)
Answer	Yes
Comments	See Y.2

Z. Other Issues

Question - Z.1	Are all other issues deemed satisfactory? [1]
Answer	Yes
Comments	There were no other relevant issues noted at the time of inspection.

Question - Z.4	Confirm that contemporaneous notes have been made of this assessment and photographs of them have been attached to the comments.
Answer	Notes confirmed and photos added
Comments	It is confirmed that contemporaneous notes have been taken of this assessment and that photographs have been attached to the commentary, as evidence required for BAFE Certification.

Assessment Risk Rating

Assessment Risk Rating

Question - 1	Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:
Answer	Medium
Comments	Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).



Question - 2	Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:
Answer	Extreme Harm
Comments	A Simultaneous Evacuation strategy is recommended for this property but the fire alarm system does not appear to be working - see P.2. The 'consequences for life safety in event of fire' has therefore been set as Extreme Harm.

Question - 3	The derived assessment risk rating of the property is:
Answer	Substantial

Question - 4	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
Answer	Tolerable
Comments	The overall risk level will be Tolerable once any recommendations from this report and any outstanding from previous reports have been completed.



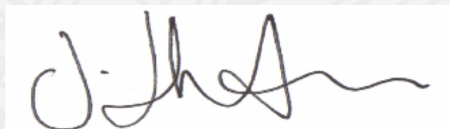
6. BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd 33 Margaret Street, London W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organisation: NSI00539
Part 2	Name of Client: Sovereign Network Group
Part 3a	Address of premises for which the fire risk assessment was carried out: 25, 2-7, Claremont Road, London, W9 3DZ
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 24 January 2025
Part 6	Recommended date for reassessment of the premises: 24 January 2026
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organisation named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organisation' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment

Signed for and on behalf of the issuing Certificated Organisation:



John Herbison FCABE MIFireE (Director)



Date of issue: 24 January 2025

